63 CORONATION ROAD

WOLVERHAMPTON, WV10 0QW

OFFERS IN THE REGION OF £225,000

FREEHOLD

A superb three bedroom semi-detached home, well presented throughout and offered for sale with NO ONWARD CHAIN. The property is set behind a driveway providing off-road parking and briefly comprises an entrance hall, spacious living room, dining kitchen, utility room and guest WC. To the first floor are three generous bedrooms and a modern shower room. Externally, the property benefits from a large enclosed car port with a garage beyond, together with a generous rear garden, mainly laid to lawn and providing an excellent outdoor space.

Ideally situated for easy access to New Cross Hospital, Bentley Bridge and public transport links into Wolverhampton city centre.

SWF
Est. 1934
SANDERS WRIGHT & FREEMAN

63 CORONATION ROAD

• NO ONWARD CHAIN • THREE GENEROUS BEDROOMS • LARGE COVERED CAR PORT WITH GARAGE BEYOND • CONVENIENT FOR NEW CROSS HOSPITAL AND BENTLEY BRIDGE • UTILITY AND GROUND FLOOR W.C. • DRIVEWAY

APPROACH

The property is approached via a driveway providing off road parking.

ENTRANCE PORCH

ENTRANCE HALL

Radiator, staircase to the first floor landing, doorway to the living room.

LIVING ROOM

15'5" max, 13'5" min x 12'9"

Double-glazed window tp the front, radiator, feature fireplace, doorway to the dining kitchen.

DINING KITCHEN

13'4" x 8'9"

Two double-glazed windows to the rear, range of fitted wall, drawer and base units with roll edge work surfaces above incorporating a sink and drainer unit with mixer tap.

UTILITY

Radiator, fitted counter top work surface, plumbing for a washing machine.

GROUND FLOOR W.C.

Double-glazed obscure window to the rear, close-coupled w.c.

FIRST FLOOR LANDING

BEDROOM ONE

12'2" x 9'11"

Double-glazed window to the rear, radiator.

BEDROOM TWO

10'4" x 9'7"

Double-glazed window to the front, radiator.

BEDROOM THREE

9'0" x 8'6"

Double-glazed window to the rear, radiator.

WET ROOM

Double-glazed obscure window to the front, radiator, close-coupled w.c, wash hand basin, and shower area.

CAR PORT

31'1" x 7'5"

Double doors to the front, access to the garden, utility and garage

GARAGE

15'9" x 7'8"

Up and over door to the front

REAR GARDEN

To the rear of the property is a generous garden with patio and lawned areas, and a large storage facility to the rear.

STORAGE FACILITY

22'5" x 7'11"

PROPERTY INFORMATION

Goods included - The seller has advised that the fridge, freezer, cooker, washing machine and dryer will be included in the sale as goodwill.

Title - The property is understood to be freehold

Services - The agents understands that mains gas, water, electricity and drainage are available.

Council Tax - Wolverhampton City Council - Tax Band A

Anti-Money Laundering Regulations - In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £25.00 (including VAT) for each purchaser and any giftors contributing funds. This check is done prior to the issue of a sales memorandum. Please note that this charge is non-refundable.

Broadband - Ofcom checker shows Standard / Superfast / Ultrafast are available

Mobile Coverage - Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom - https://www.ofcom.org.uk/mobile-coverage-checker

Ofcom provides an overview of what is available. Potential purchasers should contact their preferred supplier to confirm availability and speed.

Flood Risk - Please use this link to check the long term flood risk for an area in England - https://www.gov.uk/check-long-term-flood-risk

OTHER INFORMATION

The agent understands that a grant of probate is currently outstanding.

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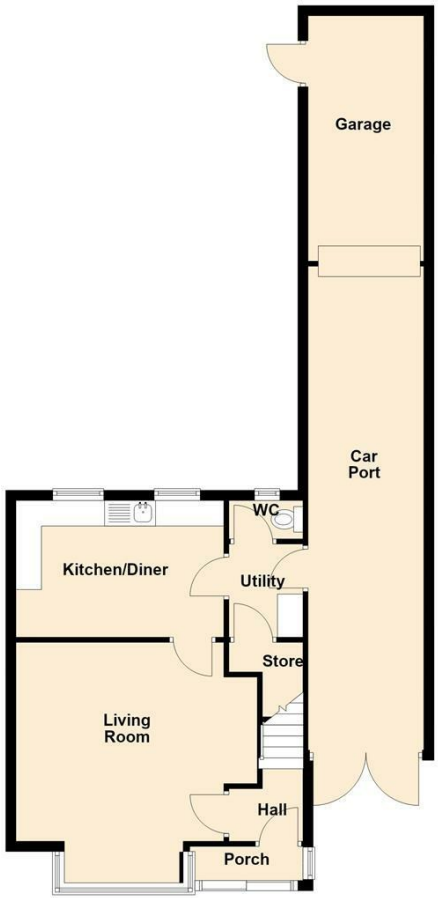
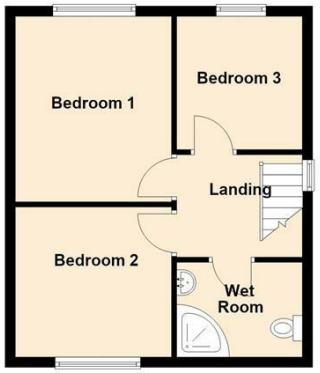
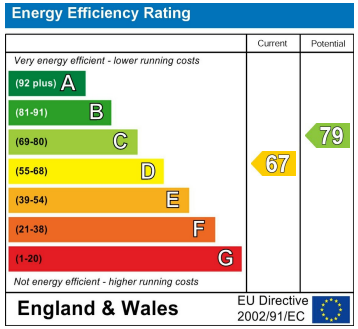
Ground Floor



First Floor





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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements